

Section 14

R-1 RESIDENTIAL SINGLE-FAMILY, LOW DENSITY DISTRICT

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14.010 Intent.

The intent of the R-1 residential single-family, low density district is to provide for low density single-family residential development, to conform to the system of services available, to the slope of the land or other limiting factors, and to provide for such community facilities and services as will serve the area's residents while protecting the residential character and quality of the area.

14.020 Permitted uses.

Permitted uses for the R-1 district are as follows:

A. Principal Uses.

- One-family dwellings
- Essential services (Type I)
- Family day care home
- Group day care home
- Public parks

B. Conditional Uses.

- Churches
- Community residential facilities
- Day care centers
- Golf courses
- Group homes
- Schools
- Temporary sales and office buildings
- Private storm water control facilities
- Any use approved as part of a planned unit development subject to provisions of Section 54

C. Accessory Uses.

- Fences
- Greenhouses

Guesthouses
Home occupations
Private garages
Private or jointly owned community center recreational facilities, pools, tennis courts, spas
Signs, subject to Section 65
Temporary buildings and yards incidental to construction work
Tool sheds for storage of domestic supplies
Other buildings and structures typically accessory to residential uses.

14.030 Lot area and width.

Lot area for any use in the R-1 district shall be not less than ten thousand (10,000) square feet and no lot width shall be less than eighty feet (80').

14.040 Lot coverage and floor area.

In the R-1 district, not more than forty percent (40%) of the lot area shall be occupied by the principal and accessory buildings. Each dwelling unit shall have a minimum of one thousand two hundred fifty (1,250) square feet of floor area.

14.050 Yards.

Every lot in the R-1 district shall have the following minimum yards:

Front yard	25 feet
Rear yard	25 feet
Side yards	12 feet each side

(NOTE: All yards will be subject to the provisions of subsection 50.060.D when applicable.)

14.060 Building height.

Maximum building height in the R-1 district shall be as follows:

- A.** Roof pitch greater than 6:12—thirty-two feet (32');
- B.** Roof pitch 3:12 or greater but not greater than 6:12—twenty-eight feet (28'); and
- C.** Roof pitch less than 3:12—twenty-four feet (24').